

WOODBRIIDGE TOWNHOME OWNERS ASSOCIATION, INC.

c/o Courtney & Courtney • 6265 LEHMAN Drive • Colorado Springs, CO 80918

www.woodbridgetownhomes.com

DRAFT – not yet approved

Annual Meeting Minutes November 12, 2009

Call to Order

The annual meeting was called to order by Rob Alleger at 6:05pm. Other board members present were Cliff Benson, Bob Jones and Susie Nulty. Mike Clark of Courtney & Courtney was present.

Proxy Certification and Quorum; Verification of Notice

Mike Clark verified a quorum was present and reported proof of notice sent 10-12-2009. There were 27 owners present and 10 proxies recorded.

Welcome and Introduction

Rob welcomed all homeowners and introduced the Board and Management Company representative.

Approval of Minutes

Owners were provided minutes from 2008 annual meeting. Stuart Scott moved to approve the minutes as presented, the motion was seconded by Stan Miedich and passed.

Architectural Control Committee Report

Cliff reported that there were 13 requests submitted during this year. John Foss and Wayne Smith were also on this committee.

Landscape Committee Report

Jerry Bruning summarized the many accomplishments and on-going tasks taken on during the past year. Sally Metzger presented Jerry with a token of homeowners' appreciation for all Jerry has done to improve the Woodbridge property. The owner work day was a great success. Well-Groomed was commended on their excellent work and response to our needs.

Maintenance Report

Susie Nulty reported that mud-jacking was done in 18 locations; concrete slabs were replaced in 3 common areas, 5 curb/gutter areas and 8 owner drives/entryways. Street sealing was completed by mid-July. A new pond filtering system was installed and a broken recycle pump replaced. Several other maintenance projects were completed.

Treasurer's Report

Bob Jones reviewed the 2009 budget vs. expenditures; noted assessment/dues payment problems; and reported growth in reserves. Additional financial information is available on our web site. The 2010 budget was briefed and concerns were expressed by those present.

President's Report

Rob Alleger briefed and responded to questions on a reserve study which was completed as required by new laws governing homeowner reserve fund balances and justifications. Items included in the study were irrigation system, decks, roofs, retaining walls, sealing, wood replacement, pond equipment and materials. The new board needs to review this study. If/when

the monies are collected from two delinquent owners in the amount of \$23k, those funds would be credited to the reserve account.

Stuart Scott presented a summary of the current state of real estate as it pertains to Woodbridge. He provided a handout with recent sales and current listings.

New Business

H2O representative, Chris, distributed a handout regarding pond eco-systems. He said the water volume can easily support the number of fish and that a thorough cleaning is needed. Precautions not to damage the good bacteria and encourage its growth would help to control algae. There was owner discussion and Stan Miedich made a motion to retain the fish. Chris Soucek seconded. Motion carried.

Deck extensions of 3 feet on interior units has been requested and was discussed. Owners thought that it should be up to the ACC to approve or deny such requests. If the ACC decides to approve, it would require the owner to obtain permits, determine the extension would be too close to the property line, pay for irrigation changes, footings, and future replacement and maintenance costs for the new section. Our governing documents permit deck enlargements and direct interested parties to advance such requests to the ACC, and as the past ACC's have not ruled favorably upon extensions out from interior units, the vote was for membership to provide "guidance" to the ACC for prospective requests to extend. The voice vote was that the membership was not interested in seeing such requests granted.

For Sale sign use was discussed and owners thought that the ACC should handle the approval of such requests. One professional, respectable sign in a front window and one in the back was thought to be acceptable with ACC required approval.

Election of Board Members

Rob announced his resignation due to work obligations. Susie is retiring from the board after a 3-year term. Bob's term is over but he expressed an interest in continuing. Larry Fortner and Julie Habermann were candidates. Rob made a motion that the three candidates be approved. Wayne Smith seconded. Motion carried. Cliff Benson remains on the board.

Larry Fortner spoke about CONO (Council of Neighbors and Organizations) and thought Woodbridge should become a member of this important advocacy group.

Adjournment

Bill Weber moved to adjourn the meeting at 8:00pm and Sandy Murphy seconded.

Respectfully submitted,
Susie Nulty, Secretary